117.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,100 / 730,100
					USE VALUE:	730,100 / 730,100
					ASSESSED:	730,100 / 730,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RR INVESTMENTS LLC
Owner 2:	
Owner 3:	
Street 1:	88 CUMMINGS PARK DR
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	DUTT SOURAV & -
Owner 2:	DAS SONGHITA -
Street 1:	41 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1673 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9432.000	238,000		492,100	730,100
Total Card	0.217	238,000		492,100	730,100
Total Parcel	0.217	238,000		492,100	730,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.45 | /Parcel: 436.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75466

GIS Ref

GIS Ref

Insp Date 09/17/18

!9104!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,000	0	9,432.	492,100	730,100		Year end	12/23/2021
2021	101	FV	229,900	0	9,432.	492,100	722,000		Year End Roll	12/10/2020
2020	101	FV	229,900	0	9,432.	492,100	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	194,100	0	9,432.	485,000	679,100	679,100	Year End Roll	1/3/2019
2018	101	FV	194,100	0	9,432.	372,600	566,700	566,700	Year End Roll	12/20/2017
2017	101	FV	194,100	0	9,432.	351,500	545,600	545,600	Year End Roll	1/3/2017
2016	101	FV	194,100	0	9,432.	323,400	517,500	517,500	Year End	1/4/2016
2015	101	FV	182,000	0	9,432.	302,300	484,300	484,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:28:51

LAST REV

Date	Time
11/13/19	15:47:26
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9104

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUTT SOURAV &,	72659-422	1	5/28/2019		700,000	No	No		
GNERRE SANTE/DA	65031-27		3/10/2015		485,000	No	No		
KING ANNE M	39908-8		7/11/2003		384,000	No	No		
KING CHARLES T	9740-108		5/30/2001	Family		No	No		
	9740-108		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	75466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1429	New Wind	8,000					12 replacement win

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2019	Mail Update	JO	Jenny O
9/17/2018	TTL REFUSAL	CC	Chris C
5/3/2016	Sales Review	PT	Paul T
2/27/2009	Meas/Inspect	189	PATRIOT
11/21/2008	Meas/Inspect	345	PATRIOT
2/10/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9432		Sq. Ft.	Site		0	70.	0.75	6									492,070						492,100	

Total AC/HA:	0.21653	Total SF/SM:	9432	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	492,070	Spl Credit		Total:	492,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00550008
Adj $ / SQ:	149.317
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344905
Depreciation:	106921
Depreciated Total:	237984

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

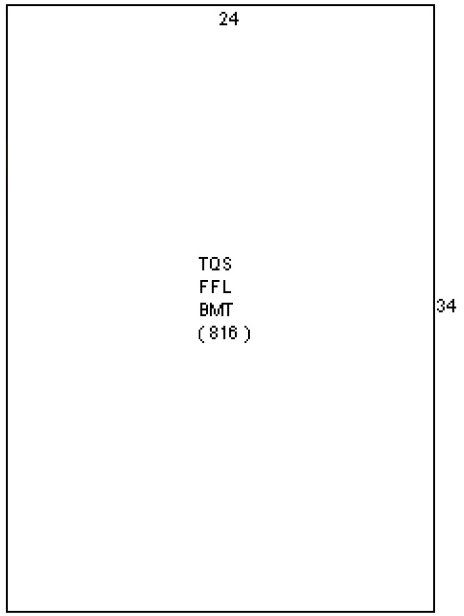
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	149.32
Special Features:	0	Val/Su Net:	106.06
Final Total:	238000	Val/Su SzAd	166.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.530	43,681
FFL	First Floor	816	149.320	121,842
TQS	3/4 Story	612	149.320	91,382

Net Sketched Area:	2,244	Total:	256,905
Size Ad	1428	Gross Area	2448	FinArea	1673
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	